

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILED
NO S. C.
MAY 7 3 05 AM '81
P. M. ERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES J. BALDWIN
(hereinafter referred to as Mortgagor) is well and truly indebted unto VIOLA M. BAILEY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference. in the sum of FIFTY-FOUR THOUSAND AND NO/100-----

-----Dollars (\$ 54,000.00) due and payable
In Thirty (30) years at the rate of Twelve (12%) per centum per annum
IN equal monthly installments of Five Hundred Fifty-Five and 46/100
(\$555.46) Dollars commencing on June 6, 1981 and continuing monthly until
paid in full

with interest thereon from May 6, 1981 at the rate of 12% per centum per annum, to be paid: AS SET
OUT ABOVE.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, known and designated as Lot 26 on a plat of Rockwood Park, as revised October 5, 1948, recorded in Plat Book S, Pages 168 and 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Meyers Drive (formerly known as Marietta Street), the joint front corner of Lots 25 and 26, and running thence with the joint line of said lots, N. 17-18 E. 162 feet to an iron pin; thence N. 38-35 W. 50 feet to an iron pin, the joint rear corner of Lots 26 and 27; thence with the joint line of said lots, S. 34-53 W. 191 feet to an iron pin on the northern side of Meyers Drive; thence with said street S. 68-41 E. 100 feet to the point of beginning.

Derivation: Deed Book 447, Page 625 - Viola M. Bailey 5/6/81

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RECORDED IN THE PUBLIC OFFICE OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
MAY 7 1981
P. M. ERSLEY

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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